WEST SUSSEX COUNTY COUNCIL **DATE: 10th January 2018**
PLANNING SERVICES CONSULTATION

FROM: **Naomi Hoyland** **TO:** **Adur & Worthing Councils**
FAO: **Peter Bennett**

SUBJECT: **AWDM/1827/17 - Proposed garage to the rear (east) for the benefit of No. 31 St Richards Road.**

31, St Richards Road, Southwick, West Sussex

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

S106 contribution total (see below for breakdown): £N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

This proposal is for the construction of a garage to the rear at the above address. St. Richard's Road is a 'D' classified road with a 30mph speed limit at this location.

A study of local mapping demonstrates that the garage is to be served by an existing shared access exiting onto St. Richard's Road. There appears to be no apparent visibility issue at the point of access onto St. Richard's Road. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing point of access within the past 5 years.

An inspection of the floor plans for the proposed garage reveals internal dimensions of approx. 4.6 metres x 4.15 metres. , This does not meet with WSCC space standards for a single garage. Therefore, any anticipated parking demand will need to be accommodated on-street. A study of local mapping demonstrates that on-street parking is available on St. Richard's Road and the neighbouring streets.

In conclusion, it is not anticipated that that this proposal would be detrimental to highway safety, therefore, the LHA would not wish to raise any objections.

Naomi Hoyland
Planning Services